168.0	0008	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	801,500 / 801,500
					USE VALUE:	801,500 / 801,500
					ASSESSED:	801,500 / 801,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
169		CHARLTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUFO PETER A JR & EILEEN M
Owner 2:	
Owner 3:	
Street 1:	169 CHARLTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,179 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Aluminum Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9179.000	310,800	3,900	486,800	801,500
Total Card	0.211	310,800	3,900	486,800	801,500
Total Parcel	0.211	310,800	3,900	486,800	801,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 511.16 | /Parcel: 511.1

Legal Description

User Acct 111729

GIS Ref

GIS Ref

Insp Date 08/02/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 168.0-0008-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	310,800	3900	9,179.	486,800	801,500	801,500	Year End Roll	12/18/2019
2019	101	FV	234,500	3900	9,179.	486,800	725,200	725,200	Year End Roll	1/3/2019
2018	101	FV	234,500	3900	9,179.	410,300	648,700	648,700	Year End Roll	12/20/2017
2017	101	FV	234,500	3900	9,179.	375,500	613,900	613,900	Year End Roll	1/3/2017
2016	101	FV	234,500	3900	9,179.	319,900	558,300	558,300	Year End	1/4/2016
2015	101	FV	228,600	3900	9,179.	278,100	510,600	510,600	Year End Roll	12/11/2014
2014	101	FV	228,600	3900	9,179.	257,300	489,800	489,800	Year End Roll	12/16/2013
2013	101	FV	228,600	3900	9,179.	244,800	477,300	477,300		12/13/2012

!13043!

PRINT

Date	Time
12/11/20	03:03:21

LAST REV

Date	Time
08/30/18	12:14:23
apro	
13043	

SALES INFORMATION

TAX DISTRICT **PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1045-179		6/1/1988		229,000	No	No		Y

USER DEFINED

Prior Id # 1:	111729
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	MEAS&NOTICE	BS	Barbara S
12/18/2008	Measured	189	PATRIOT
12/23/1999	Mailer Sent		
12/20/1999	Measured	264	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9179		Sq. Ft.	Site		0	70.	0.76	7									486,761						486,800	

Total AC/HA: 0.21072 | Total SF/SM: 9179 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 486,761 | Spl Credit | Total: 486,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31964278
Const Adj.:	0.98990101
Adj $ / SQ:	163.289
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	381832
Depreciation:	71021
Depreciated Total:	310811

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

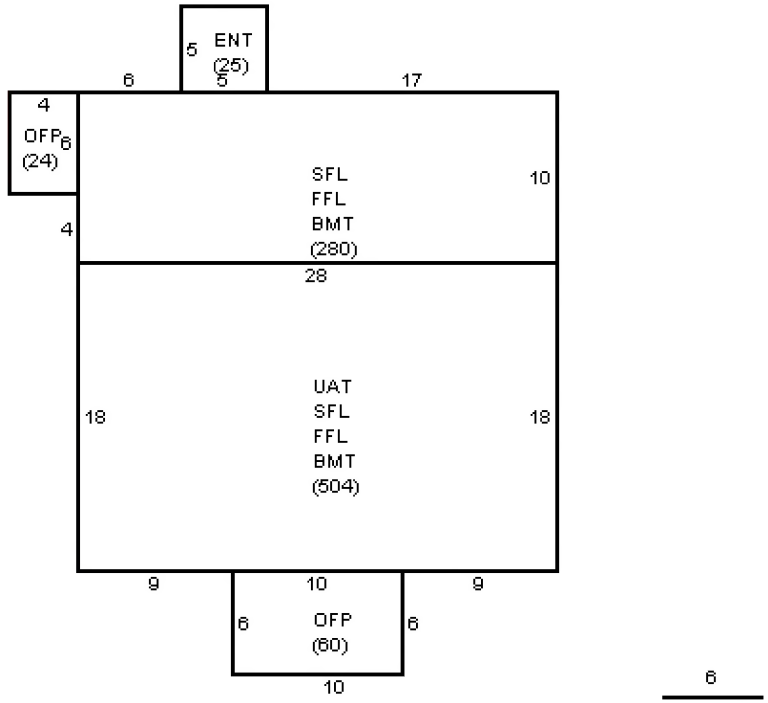
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	163.29
Special Features:	0	Val/Su Net:	120.14
Final Total:	310800	Val/Su SzAd	198.21

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	784	48.990	38,406
FFL	First Floor	784	163.290	128,019
SFL	Second Floor	784	163.290	128,019
UAT	Upper Attic	126	65.320	8,230
OFP	Open Porch	84	35.780	3,005
ENT	ENTRY	25	26.130	653

Net Sketched Area:	2,587			Total:	306,332
Size Ad	1568	Gross Are	2965	FinArea	1568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 168.0-0008-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X12	A	AV	1930	24.47	T	40	101			3,900			3,900
1	Metal Shed	D	Y	1	10X8	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:	3,900	Total Special Featues:		Total:	3,900

IMAGE

AssessPro Patriot Properties, Inc